

# Cornwall Council

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**Application number:** RA21/12517

**Agent:**

Mr Terry Chapman  
Hawks Nest  
11 Relistian Lane  
Gwinear  
Hayle  
TR27 5HE

**Applicant:**

Mr I N Frost  
Chy Ames  
Wheal Rose  
Redruth  
Cornwall  
TR16 4DF

**Town And Country Planning Act 1990  
Town And Country Planning (General Development Procedure) Order 1995**

## **Approval of Reserved Matters**

Under the provisions of the above mentioned Act and Order, Cornwall Council as local planning authority hereby approves the reserved matters in accordance with the application submitted to the Council on 14 December 2021 subject to the condition set out on the attached schedule and accompanying plan(s):

**Description of Development:** Reserved Matters for the erection of two dwellings (details following outline consent PA18/07506 dated 25.10.2019).

**Location of Development:** Land Adj To Hillside Farm  
Wheal Rose  
Redruth  
Cornwall  
TR16 5DF

**Parish:** St. Agnes

**YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.**

**DATED: 12 September 2022**


*Louise Wood* - Service Director Planning and  
Housing (Chief Planner Officer)

**SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA21/12517**

**CONDITION:**

- 1 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

-  The development hereby permitted shall not be commenced until the Local Planning Authority has approved, in writing, a scheme to secure mitigation of the additional recreational pressures to the Penhale Dunes SAC and the River Fal and Helford River SAC, together with an appropriate mechanism to secure delivery of the mitigation.

Reason: The development lies in a zone of influence of both the Penhale Dunes SAC and the River Fal and Helford River SAC ; where it is considered there would be a likely significant effect, when taken in combination with other plans and projects, upon this European designated site. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to provide sufficient mitigation for any recreational impacts which might arise upon the European designated site. In coming to this decision, the Council has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and the requirements of Policy 22 of the Cornwall Local Plan Strategic Policies 2010 - 2030.

A pre-commencement is required in this case because it is essential to ensure that the necessary mitigation to address the recreational impacts of the development upon the Penhale Dunes SAC and the River Fal and Helford River SAC is secured at the earliest opportunity.

- 3 The access to the classified road shown on the submitted detailed drawing number 01 must be completed before work begins on building the 2 houses.

For reasons of highway safety during construction since there's no other practicable access in accordance with Policy 27 of the Cornwall Local Plan 2016-2030.

**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Site/location Plan received 12/01/22  
Block Plan 01 received 14/12/21  
Proposed 02 received 14/12/21  
Proposed 03 received 14/12/21

**DATED: 12 September 2022**

*Louise Wood* - Service Director Planning and